



## 8140 47 Avenue Calgary Alberta

\$649,999

50' x 120' FLAT LOT. Charming Bungalow on Full Lot with an oversized Double Detached Garage on a Quiet Street. This lovely bungalow offers two bedrooms and 1.5 bathrooms on the main level. The fully finished lower level includes an additional spacious bedroom and a rec room, perfect for extra living space. It is located within walking distance of schools at all levels and just a short drive to the Children's Hospital, Foothills Hospital, and Crowfoot Crossing - soon to be the next C-train stop. A Fantastic Opportunity Bowness is thriving! Call your Favourite REALTOR today to book a private viewing. (id:6769)

Bedroom 3.35 M x 5.49 M

Bedroom 2.82 M x 3.03 M

Kitchen 3.46 M x 3.03 M

Primary Bedroom 2.45 M x 3.50 M

Dining room 3.51 M x 4.67 M

Living room 4.27 M x 3.45 M

4pc Bathroom .00 M x .00 M

2pc Bathroom .00 M x .00 M

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Mountain View)

<https://www.a4apple.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)